



**DRAFT MINUTES**  
**CITY OF PACIFIC GROVE**  
**PLANNING COMMISSION**

6:00 p.m., Thursday, March 3, 2016  
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**1. Call to Order - 6:00 p.m.**

**2. Roll Call**

Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Don Murphy, Nicholas Smith

Commissioners Absent: Bill Fredrickson (Chair)

**3. Approval of Minutes**

**a. February 18, 2016**

Recommended Action: Approve minutes as presented.

**On a motion by Commissioner Chakwin, seconded by Commissioner Smith, the Commission voted 6-0-1 (Chair Fredrickson absent) to approve the minutes.  
Motion passed.**

**4. Public Comments**

**a. Written Communications not related to an agenda item.**

None.

**b. Oral Communications**

None.

**5. Items to be Continued or Withdrawn**

None.

**6. Consent Agenda**

None

**7. Regular Agenda**

**a. Use Permit (UP) 16-093**

Address: 77 Asilomar Ave (Pacific Grove Golf Links)

Description: To install protective barrier netting (35 feet height x 320 feet length) including 7 poles, and to plant 6 trees, along the fifth hole of Pacific Grove Golf Links

CEQA Status: Categorical Exemption, Section 15303

Zoning/Land Use: Open Space (O)

APN: 006-094-099

Staff Reference: Daniel Gho, Public Works Director/Wendy Lao, Assistant Planner

Recommended Action: Final Approval

Commissioner Byrne recused herself from the item due to a conflict of interest.

Wendy Lao, Assistant Planner, presented a staff report.

**The Vice-Chair opened the floor to public comment.**

The following members of the public expressed support of the project: Ms. Marion Morelli, Mr. Robert Morelli, Mr. Michael Brophy, and Ms. Sally Moore and Mr. Dave Messina

The following members of the public expressed concern of the project: Mr. Sanford Coleman, Ms. Sally Sirocky, Ms. Lita Messina, and Ms. Susan Kabat.

**The Vice-Chair closed the floor to public comments.**

The Planning Director provided additional details on City actions concerning this item. Daniel Gho, Public Works Department Director, answered inquiries regarding the project.

The Commission discussed the project.

**On a motion by Commissioner Chakwin, seconded by Commissioner Murphy, the Commission voted 5-0-1-1 (Chair Fredrickson absent and Commissioner Byrne abstained) to approve Use Permit (UP) 16-093. Motion passed.**

**b. 2015-2023 Housing Element Update**

Description: Proposed draft 2015-2023 Housing Element update incorporating recommendations by the California Department of Housing and Community Development.

CEQA Status: Addendum to previous Negative Declaration

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive staff presentation, hold a public hearing, and recommend City Council adoption of the Draft 2015-2023 Housing Element Update.

The City Housing Program Coordinator, Terri Schaeffer, presented a staff report.

Mr. John Douglas, Consultant, presented a report.

**The Vice-Chair opened the floor to public comment. Seeing no comments, the Vice-Chair closed the floor to public comments.**

The Commission discussed the project.

**On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted 6-0-1 (Chair Fredrickson absent) to recommend the City Council to adopt the Draft 2015-2023 Housing Element Update. Motion passed.**

**c. 2015-2023 Housing Element Implementation Actions**

Description: Amendments to the Zoning Code needed to ensure conformance with state housing laws related to persons with special needs.

CEQA Status: Addendum to previous Negative Declaration

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive staff presentation, hold a public hearing and recommend City Council adoption of an Ordinance amending the Zoning Code to conform with state housing laws.

City Housing Program Coordinator, Terri Schaeffer, presented a staff report.

Mr. John Douglas, Consultant, presented a report.

**The Vice-Chair opened the floor to public comment. Seeing no comments, the Vice-Chair closed the floor to public comments.**

The Commission discussed the project.

**On a motion by Commissioner Smith, seconded by Commissioner Aeschliman, the Commission voted 6-0-1 (Chair Fredrickson absent) to recommend City Council adoption of an Ordinance amending the Zoning Code to conform to state housing laws. Motion passed.**

**d. Permitting Home Sharing**

Description: Consider an Ordinance which amends Chapter 23.64 by adding Section 23.64.370 to allow the use in residential zones for the rental of a room in a single family dwelling for transient occupancy.

CEQA Status: Negative Declaration

Staff Reference: Terri Schaeffer, Housing Program Coordinator

Recommended Action: Receive report and recommend an Ordinance for approval by the City Council.

Terri Schaeffer, Housing Program Coordinator, presented a staff report.

**The Vice-Chair opened the floor to public comment.**

The following members of the public spoke: Ms. Elizabeth Sunukjian, Ms. Rhonda Navarro, Ms. Sally Moore, Ms. Ahnalisa Miller, Mr. David Terry, Mr. Joseph Bileci, Ms. Carmelita Garcia, and Ms. Kelly Terry.

**The Vice-Chair closed the floor to public comments.**

The Commission discussed the project.

**On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 4-2-1 (Commissioner Aeschliman and Murphy oppose, and Chair Fredrickson absent) to recommend City Council approval of the ordinance, complete with staff and CEQA findings. Motion passed.**

**e. Amendments to Short Term Rental Ordinance**

Description: Consider an Ordinance which amends Chapters 7.40 and 23.64 related to Transient Use Licenses

CEQA Status: Negative Declaration

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive report and recommend an Ordinance for approval by the City Council.

Mark Brodeur, Director, presented a staff report.

**The Vice-Chair opened the floor to public comment.**

The following members of the public spoke: Ms. Carmelita Garcia, Ms. Rhonda Navarro, Mr. Kyle Barrett, Ms. Jan Leasure, Ms. Elizabeth Sunukjian, Mr. Thom Akeman, Mr. Ron Petty, Ms. Carol Marshall, Ms. Sally Moore, Mr. Alan Marshall, Ms. Michelle Larkin, Mr. Joe Bileci, Mr. Bruce Heath, Mr. Vincent Tuminello, Ms. Inge Lorentzen Daumer, and Ms. Ahnalisa Miller.

**The Vice-Chair closed the floor to public comments.**

The Commission discussed the project.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 4-2-1 (Commissioner Aeschliman and Murphy oppose, and Chair Fredrickson absent) to recommend City Council approval of the ordinance, complete with staff and CEQA findings, and the following conditions: to allow only one unit of a duplex to be licensed, to keep Home Sharing as a separate use, to prohibit gatherings and parties, to eliminate “business license” required, and to change the date for Asilomar dunes properties requiring use permits starting March 31, 2018. Motion passed.**

**8. Reports of PC Subcommittees**

**9. Reports of PC Members**

**10. Reports of Council Liaison**

**11. Reports of Staff**

Mark Brodeur, Director, spoke of email correspondence between the Planning Commission and the general public.

**12. Adjournment at 10:25 pm.**